

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential Use Zone to Commercial (Category-C) Use Zone of the Pr. No.13-6-439/1/A/111/22 & 23 in Sy.No.270/2, Gudimalkapur (V), Asifnagar (M), Hyderabad to an extent of 668.91 Sq.Mtrs – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 367

Dated:25.09.2012.

Read the following:

- Ref: 1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Ir.No.5154/PD1/Plg/HMDA/2011, dated: 24.08.2011.
2. Government Letter No.22652/I1/2011-1, MA&UD Department, dated 7.9.2012.
3. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No. B/2088/TPS/GHMC/ 2011/449, dated: 03.02.2012.
4. Government Letter No.22652/I1/2011-2, MA&UD Department, dated 19.4.2012.
5. Government Letter No.22652/I1/2011-3, MA&UD Department, dated 15.5.2012.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No. 5154/PD1/Plg/HMDA/2011, dated: 5.5.2012 and 16.7.2012.
7. Government Letter No.22652/I1/2011-4, MA&UD Department, dated 7.8.2012.
8. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No. 5154/PD1/Plg/HMDA/2011, dated: 13.9.2012.

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ORDER:

The draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (Hyderabad Metropolitan Development Authority core area) GHMC, Circle No.VII (Old Circle No. IV) issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.299, dated 24.05.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,33,782/- (Rupees one lakh thirty three thousand seven hundred and eighty two only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **04.10.2012**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

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The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyd.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyd. (in name cover)

The District Collector, Hyderabad District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (Hyderabad Metropolitan Development Authority core area) GHMC Circle No. VII (Old Circle No. IV) the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.299, Part-I, dated 24.05.2012, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.270/2, H.No.13-6-439/1/A/111/22&23 of Gudimalkapur (V), Asifnagar (M), Hyderabad District to an extent of 668.91 Sq.Mtrs which is presently earmarked for Residential use zone in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (Hyderabad Metropolitan Development Authority core area) GHMC Circle No. VII (Old Circle No. IV) is now designated as Commercial (Category-C) use zone, subject to the following conditions:

1. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
2. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
3. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
5. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
6. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
7. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8. that the change of land use shall not be used as the proof of any title of the land.
9. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

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11. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
12. that the applicant should take prior permission from Greater Hyderabad Municipal Corporation before under take any developments on the site.
13. that the applicant should maintain the 9.0 Mtrs wide road margin in front of the site under reference (In between approach ramp to PVR Express way to property line) and also to maintain sufficient depth for ingress & egress to site and it should not be affect / obstruct the regular flow of traffic on main road.
14. that the applicant shall pay Development charges to the built up area as per Act and Rules.
15. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.
16. The activities indicated under category – C in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed.

SCHEDULE OF BOUNDARIES

NORTH: Commercial shops, H.No.13-6-439/1/A/111/22/1

SOUTH: Portion of H.No.13-6-439/1/A/111/23/1

EAST : Residential building, H.No.13-6-439/1/A/118 & 13-6-439/1/A/118/1

WEST : 145'-0" wide B.T. road (From centre of the road to site under reference is 70'-0")

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER